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POLICY ON REPAIR OF EXISTING FIREPLACES

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I. DRAWINGS:

Two sets of drawings/details clarifying the proposed work are required.

II. CHIMNEY REPAIRS:

Existing damaged chimneys must expose a minimum of 20" of existing reinforcing bars and must be taken down to minimum of 24" below the last point of lateral support.

III. CHIMNEY REPLACEMENTS:

When the firebox is in sound condition (no cracks, bad mortar or brick), the firebox may remain and a new chimney built on top of it. New vertical reinforcing bars complying with current code requirements must be exposed a minimum of 12" into existing shoulder.

IV. CHIMNEY AND FIREBOX REPLACEMENTS:

When fireboxes are in unsound condition, they must be removed to the existing foundations. Foundations to be reused must be in sound condition and at least 12" below grade, 12" deep, 12" thick and 6" larger than the firebox. An existing footing may be utilized if it is in sound condition (No cracking or deterioration). Vertical steel complying with current code requirements must be drilled and epoxied a minimum of 6" into footing.

V. Other repair options may be accepted with approved calculations and drawings from an engineer.

NOTE: All construction shall meet the current applicable code requirements. Some key items to consider are:

- ◆ Proper clearances from combustible material
- ◆ Supplied combustion air
- ◆ Vertical steel requirements
- ◆ Stirrup requirements
- ◆ Flue sizing
- ◆ Strapping anchors at each story height